

GENERAL NOTES

1. PROPERTY INFORMATION:
PROPERTY ADDRESS: SOUTH MAIN STREET
BLACKSBURG, VA
26. OWNER/DEVELOPER RESPONSIBLE FOR OBTAINING THE VPDES
CONSTRUCTION PERMIT

287-A--35	N/F	287-A--27A	N/F	287-A--31	Llamos LLC	287-A--34	Llamos LLC
Llamos LLC	Inst. No.: 2004000786	Llamos LLC	Inst. No.: 2004000790	Llamos LLC	Inst. No.: 2005013283	Llamos LLC	Inst. No.: 2005015786
(Zoned "GC--General Commercial")		(Zoned "GC--General Commercial")		(Zoned "GC--General Commercial")		(Zoned "GC--General Commercial")	(Zoned "GC--General Commercial")
287-A--36	N/F	287-A--34	N/F	287-A--41A	Diversified Investors XIII LLC	287-A--35	Llamos LLC
Llamos LLC	Inst. No.: 2005015786	Llamos LLC	Inst. No.: 2005015786	Inst. No.: 2044007807		Llamos LLC	Inst. No.: 2004000786
(Zoned "GC--General Commercial")		(Zoned "GC--General Commercial")		P.B. 17 Pg. 125	(Zoned "GC--General Commercial")	(Zoned "GC--General Commercial")	
287-A--28A	Llamos LLC	287-A--31	Llamos LLC	(Zoned "R--4 Low Density Residential")	287-A--27A	Llamos LLC	287-A--36
Inst. No.: 2004000790		Inst. No.: 2005013283	Llamos LLC		Inst. No.: 2005015786	Llamos LLC	Inst. No.: 2005015786
(Zoned "GC--General Commercial")		(Zoned "GC--General Commercial")	(Zoned "GC--General Commercial")		(Zoned "GC--General Commercial")	(Zoned "GC--General Commercial")	

- CURRENT USE: COMMERCIAL/UNDEVELOPED
PROPOSED USE: COMMERCIAL
2. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S OFFICIALS AND THE TOWN OF BLACKSBURG PRIOR TO BEGINNING CONSTRUCTION.
3. COORDINATE CONSTRUCTION WITH THE OWNER TO ENSURE THAT PEDESTRIAN ROUTES (INCLUDING HANDICAP ACCESSIBLE ROUTES) ARE MAINTAINED THROUGH/AROUND THE PROJECT AREA DURING CONSTRUCTION. MINIMIZE DISRUPTION OF PEDESTRIAN ROUTES AND COORDINATE ANY NECESSARY DISRUPTION WITH THE OWNER.
4. CONSTRUCTION TRAILER, PARKING, AND STAGING AREAS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER AND THE TOWN OF BLACKSBURG.
5. MAINTAIN EMERGENCY SERVICE AND DELIVERY VEHICLE ACCESS TO THE SURROUNDING AREA AND COORDINATE THIS WITH THE OWNER. BY THE END OF CONSTRUCTION, PROVIDE LEGIBLE, SURVEYED MARK-UPS OF AS-BUILT SITE CONSTRUCTION ITEMS ON SITE PLANS TO THE ENGINEER FOR PREPARATION OF SITE RECORD DRAWINGS.
7. A DIGITAL COPY OF THE SITE PLAN SHALL BE MADE AVAILABLE TO THE CONTRACTOR FOR STAKE OUT OF SITE IMPROVEMENTS AND FOR CONTROL PURPOSES.
8. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS PRIOR TO THE STARTING CONSTRUCTION OF THE PROJECT.
9. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON AVAILABLE ABOVEGROUND STRUCTURES (VALVES, MANHOLES, ETC.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND NOTIFY DAMAGES THAT OCCUR BY HIS FAILURE TO LOCATE AND PRESERVE THESE UTILITIES. DURING CONSTRUCTION THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS. HE SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE UTILITY AND ASSURE THE CONTINUANCE OF SERVICE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE ANY CONSTRUCTION BEGINS. CONTRACTOR SHALL NOTIFY MISS UTILITY, 1-800-552-7001, A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.
11. UNDER NO CIRCUMSTANCES SHALL UTILITY SERVICE BE INTERRUPTED WITHOUT PRIOR AUTHORIZATION FROM AND COORDINATION WITH THE UTILITY OWNER.
12. CONSTRUCTION MAY NOT BEGIN UNTIL ALL PLAN APPROVALS FROM THE TOWN OF BLACKSBURG HAVE BEEN RECEIVED.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF BLACKSBURG AND VDOT STANDARDS AND SPECIFICATIONS.
14. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVES, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER HIS DISCOVERY OF SUCH INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MEET COMPLIANCE REQUIREMENTS WITH § 59.1-406, ET SEQ., OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
16. THE CONTRACTOR SHALL MEET COMPLIANCE REQUIREMENTS WITH THE MOST RECENT OSHA TRENCHING STANDARDS.
17. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
18. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES ON SITE MARKING PLACE OF HUMAN BURIAL.
19. LIGHT SOURCES SHALL NOT CAST GLARE UPON ADJACENT PROPERTY OR UPON A PUBLIC RIGHT-OF-WAY. THE INTENSITY AT ADJOINING STREETS SHALL NOT EXCEED 0.5 FOOT CANDLES, AND THE INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.1 FOOT CANDLES.
20. ALL ROOFTOP AND GROUND LEVEL MECHANICAL EQUIPMENT WILL BE SCREENED SO AS NOT TO BE VISIBLE FROM SURROUNDING PROPERTIES OR ROADS.
21. ALL ROOFTOP EQUIPMENT SHALL BE ENCLOSED IN BUILDING MATERIALS THAT MATCH THE STRUCTURE OR WHICH ARE VISUALLY COMPATIBLE WITH THE STRUCTURE.
22. MAINTENANCE OF DETENTION FACILITIES AND WATER QUALITY FACILITIES IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY MANAGER ASSOCIATION.
23. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO OBTAIN ANY ADDITIONAL PERMITS REQUIRED BY ANY OTHER FEDERAL OR STATE AGENCY.
24. IT IS THE OWNER/DEVELOPER/DESIGN ENGINEER'S RESPONSIBILITY TO COORDINATE ANY RETAINING WALL DESIGN AND CONSTRUCTION WITH THE TOWN'S BUILDING DIVISION FOR PROFESSIONAL ENGINEERING SEAL AND BUILDING PERMMENT REQUIREMENTS.
25. OWNER UNDERSTANDS THAT THE VIRGINIA WATER PROTECTION PERMIT PROGRAM AND CODE REQUIREMENTS ARE INDEPENDENT OF THE TOWN OF BLACKSBURG AND HAVE STIPULATIONS IN ADDITION TO THE TOWN OF BLACKSBURG CODE REQUIREMENTS.

EXISTING CONDITIONS LEGEND

	BENCHMARK
	HORIZONTAL CONTROL POINT
	EXISTING STREET LIGHT
	EXISTING TELEPHONE PEDSTAL
	EXISTING UTILITY POLE
	EXISTING OVERHEAD ELECTRIC
	EXISTING U.G. ELECTRIC
	UNDERGROUND GAS LINE
	EXISTING U.G. TELEPHONE
	EXISTING WATER METER
	EXISTING TELEPHONE VAULT
	EXISTING WATER VALVE
	EXISTING FENCE
	EXISTING SIGN
	EXISTING TREE
	EXISTING FIRE HDRANT
	EXISTING OVERHEAD POWER
	EXISTING POWER POLE

ABBREVIATIONS

ASGH	ARCHITECT OR ARCHITECTURAL
AS9	ASPHALTED FEL PIPE (TYPE 2)
BOC	BACK OF CURB
BF	BASEMENT FLOOR
BM	BENCHMARK
BP	BOTTOM OF WALL
CP	CAST IN PLACE CONCRETE
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CG	CURB AND GUTTER
DIA	DIAMETER
DI	DRAIN
DS	DRAINAGE
DSB	DRAINAGE DITCH
DIP	DUCTILE IRON PIPE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EX OR EXIST	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
FND	FOUND
GTD	GRADE TO DRAIN
HDPE	HIGH-DENSITY POLYETHYLENE
IN	INVERT
INP	IRON PIPE FOUND
INT	INTERSECTION
MON	MONUMENT
NIC	NOT IN CONTRACT
OH OR OH	OVERHEAD
P/WT	PAVEMENT
PL	PROPERTY LINE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
RW	RIGHT-OF-WAY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SS OR SSEW	SEWER
ST	STORM
TRED	TELEPHONE PEDSTAL
TOC	TOP OF CURB
TYP	TYPICAL
UG OR UG	UNDERGROUND
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
VESCH	VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK
W	WATER

TOWN ENGINEER	DATE
TOWN PLANNER	DATE

